

**CITY OF LEBANON
ZONING AND PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 13, 2025, 6:00 PM
CITY HALL, STANLEY H. ALLEN COUNCIL CHAMBERS, 401 SOUTH JEFFERSON
“TENTATIVE AGENDA”**

1. Call to Order, Roll Call, and Declaration of Quorum
2. Approval of Minutes
 - a. January 9, 2025, Regular Meeting
3. Public Hearing
 - a. Conditional Use Request to construct a Duplex located at 1235/1237 Dara Drive
 - b. Request for a Final Plat of Masters Subdivision located in the 2000 Block of Phillips Drive
 - c. Request for a Final Plat from Two Lots to One Lot to Construct a Duplex located at 171 Lee Street
4. Commission Action
 - a. Conditional Use Request to construct a Duplex located at 1235/1237 Dara Drive
 - b. Request for a Final Plat of Masters Subdivision located in the 2000 Block of Phillips Drive
 - c. Request for a Final Plat from Two Lots to One Lot to Construct a Duplex located at 171 Lee Street
5. Commission and Staff Discussion
6. Adjournment

CITY OF LEBANON
ZONING AND PLANNING COMMISSION REGULAR MEETING MINUTES
JANUARY 9, 2025

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on January 9, 2025 at 6:00 PM in the Council Chambers at City Hall located at 401 South Jefferson.

CALL TO ORDER, ROLL CALL, AND DECLARATION OF QUORUM

Upon roll call, the following Officers were present: Michall Holmes, Chris Meckem, Shirley Tarwater, Randy Wall, David Wheeler. Absent: Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Kristen Waterman.

A quorum was declared.

Randy Randolph joined at 6:01 p.m. right after the roll call was taken.

Commission Member Shirley Tarwater was acting Chairwoman in the absence of Jeff Stokes.

Staff members and others in attendance: Code Administrator Christina Wagner, Planning and Zoning Manager Mark Scott, and City Clerk Lacey Brackett.

APPROVAL OF MINUTES

November 26, 2024, Meeting Minutes

Randy Wall moved and David Wheeler seconded that the Commission approve the minutes as presented.

Motion carried as follows: Yea: (6) Michall Holmes, Chris Meckem, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (3) Carrie Plassmeyer, Jeff Stokes, Kristen Waterman.

PUBLIC HEARING

Meckem moved and Wall seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Motion carried as follows: Yea: (6) Michall Holmes, Chris Meckem, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (3) Carrie Plassmeyer, Jeff Stokes, Kristen Waterman.

A REQUEST TO PLAT LEBANON ACREAGE FROM TWO LOTS TO THREE LOTS LOCATED AT 400 BLOCK SLOAN STREET

Planning and Zoning Manager Mark Scott shared that this plat would take two lots to three lots with the owner's intentions to build new homes on the lots. He also advised that it would include City right-of-way on the City's side.

There were no public comments.

Meckem moved and Randolph seconded that the Council move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (6) Michall Holmes, Chris Meckem, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (3) Carrie Plassmeyer, Jeff Stokes, Kristen Waterman.

COMMISSION ACTION

Commission Action to approve a Plat of Lebanon Acreage from Two Lots to Three Lots located at 400 Block Sloan Street

David Wheeler moved and Chris Meckem seconded that the Commission approve a Request for a plat of Lebanon Acreage from Two Lots to Three Lots located in the 400 Block of Sloan Street. Motion carried as follows: Yea: (6) Michall Holmes, Chris Meckem, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (3) Carrie Plassmeyer, Jeff Stokes, and Kristen Waterman.

COMMISSION AND STAFF DISCUSSION

Planning and Zoning Manager Mark Scott discussed potential developments by Jared Enterprises, including plans for a 7,000-square-foot building.

Commission Member Meckem asked if additional Dollar General stores were planned, and Scott noted that Dollar General has reduced new store openings.

ADJOURNMENT

Acting Chairwoman Tarwater declared the meeting adjourned at 6:07 p.m.

ATTEST:

Secretary Carrie Plassmeyer

Code Administrator Christina Wagner

Minutes Approved



To: Zoning and Planning Commission Proposed for the Meeting Date of: February 13, 2025

Staff Informational Sheet

Topic: Conditional Use Request to construct a Duplex located at 1235/1237 Dara Drive

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request conditional use to build a duplex at 1235,1237 Dara Dr.

Background (problem/explanation):

The property is zoned RS-2 Residential

Sec. 48 – 35. RS-2 Residential District

Multi-family requires a Conditional Use

Staff Recommendation:

Staff see's no issues with this request

Submitted By: Christina Wagner, Code Administrator

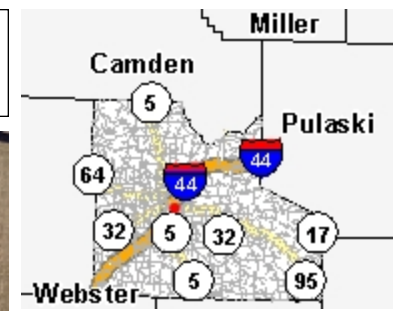
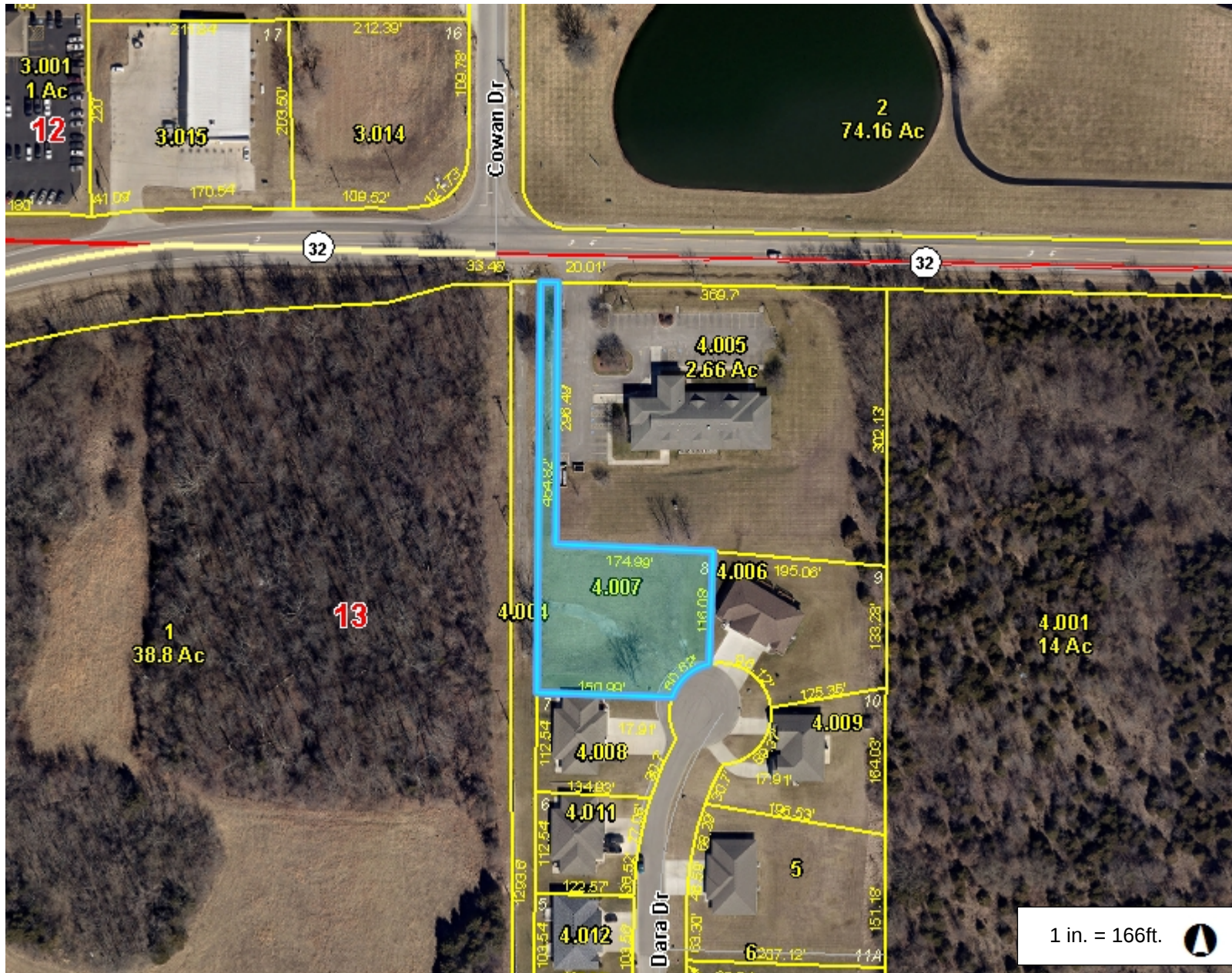
Department: Code Administration

Date:

ATTACHMENTS:

1. 1235,1237 Dara Dr GIS
2. 1235,1237 Dara Dr_zoning map -

Laclede County, MO



Legend

- Road
 - Interstate
 - State Highway
 - Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary

1235 & 1237 Dara Dr.

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Planning & Zoning Commission Meeting
February 13, 2025
1235 & 1237 Dara Drive
Conditional Use for Duplex Housing
Street Perspective Views**

1242 Dara Dr
Lebanon, Missouri
View on Google Maps



465 E Missouri 32
Lebanon, Missouri
View on Google Maps





To: Zoning and Planning Commission Proposed for the Meeting Date of: February 13, 2025

Staff Informational Sheet

Topic: Request for a Final Plat of Masters Subdivision located in the 2000 Block of Phillips Drive

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request final plat of Masters Subdivision located at 2000 block Phillips Drive

Background (problem/explanation):

Sec.48-35 RS-2 Residential

Property must be properly platted for any new construction

Staff Recommendation:

Staff sees no issues with this request.

Submitted By: Christina Wagner, Code Administrator

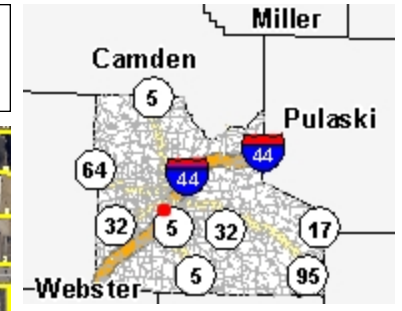
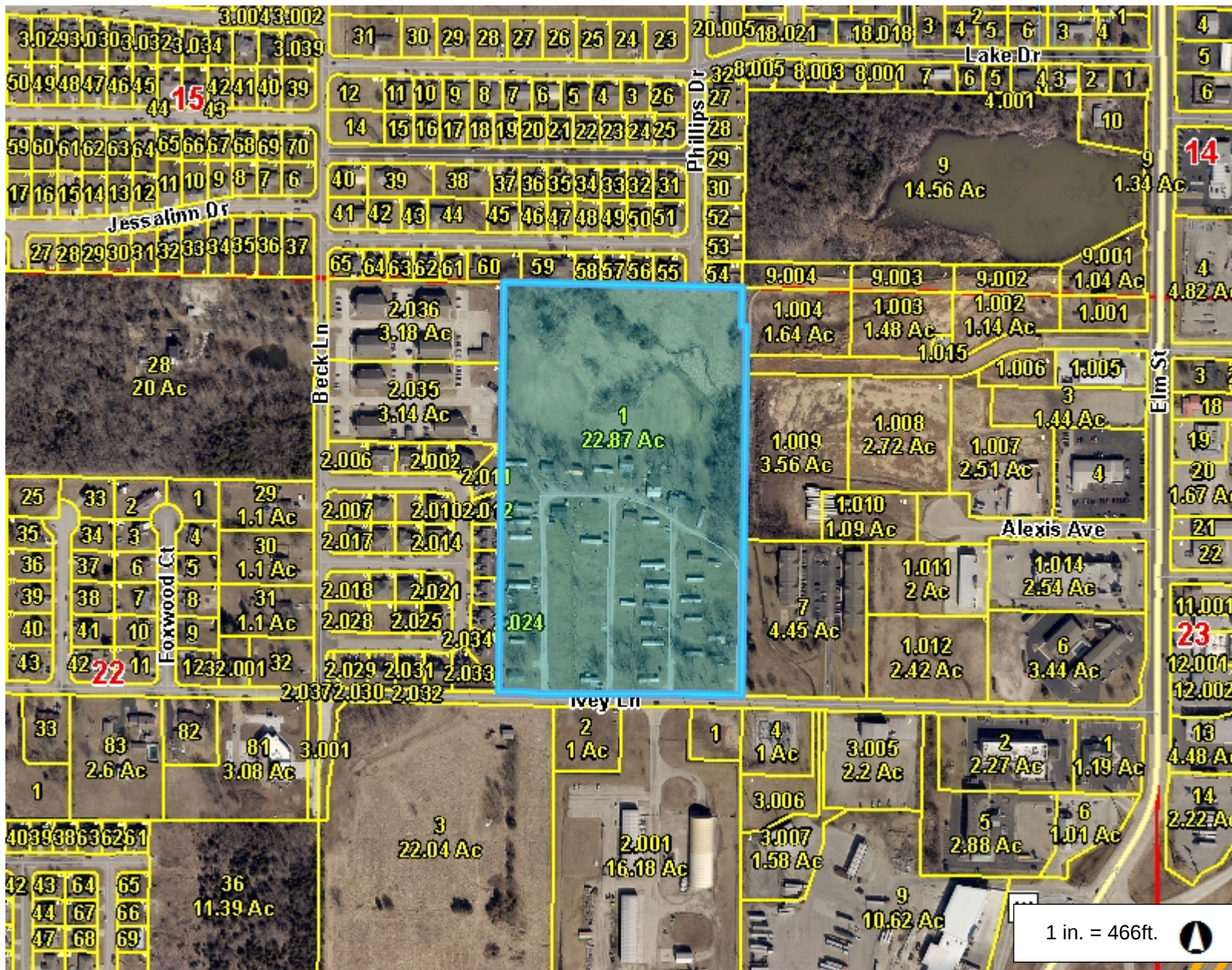
Department: Code Administration

Date:

ATTACHMENTS:

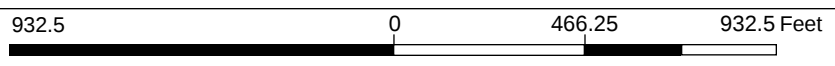
1. 2000 blk Phillips Dr GIS map

Laclede County, MO



- Legend**
- Road
 - Interstate
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1 in. = 466ft.



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Notes



To: Zoning and Planning Commission Proposed for the Meeting Date of: February 13, 2025

Staff Informational Sheet

Topic: Request for a Final Plat from Two Lots to One Lot to Construct a Duplex located at 171 Lee Street

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request final plat from two lots to one lot at 171 Lee Street.

Background (problem/explanation):

Sec.48-35 RS-2 Residential

Property must be properly platted for any new construction

Staff Recommendation:

Staff sees no issue with this request.

Submitted By: Christina Wagner, Code Administrator

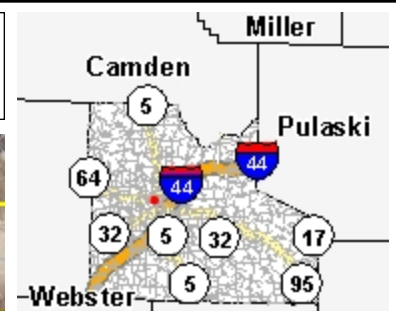
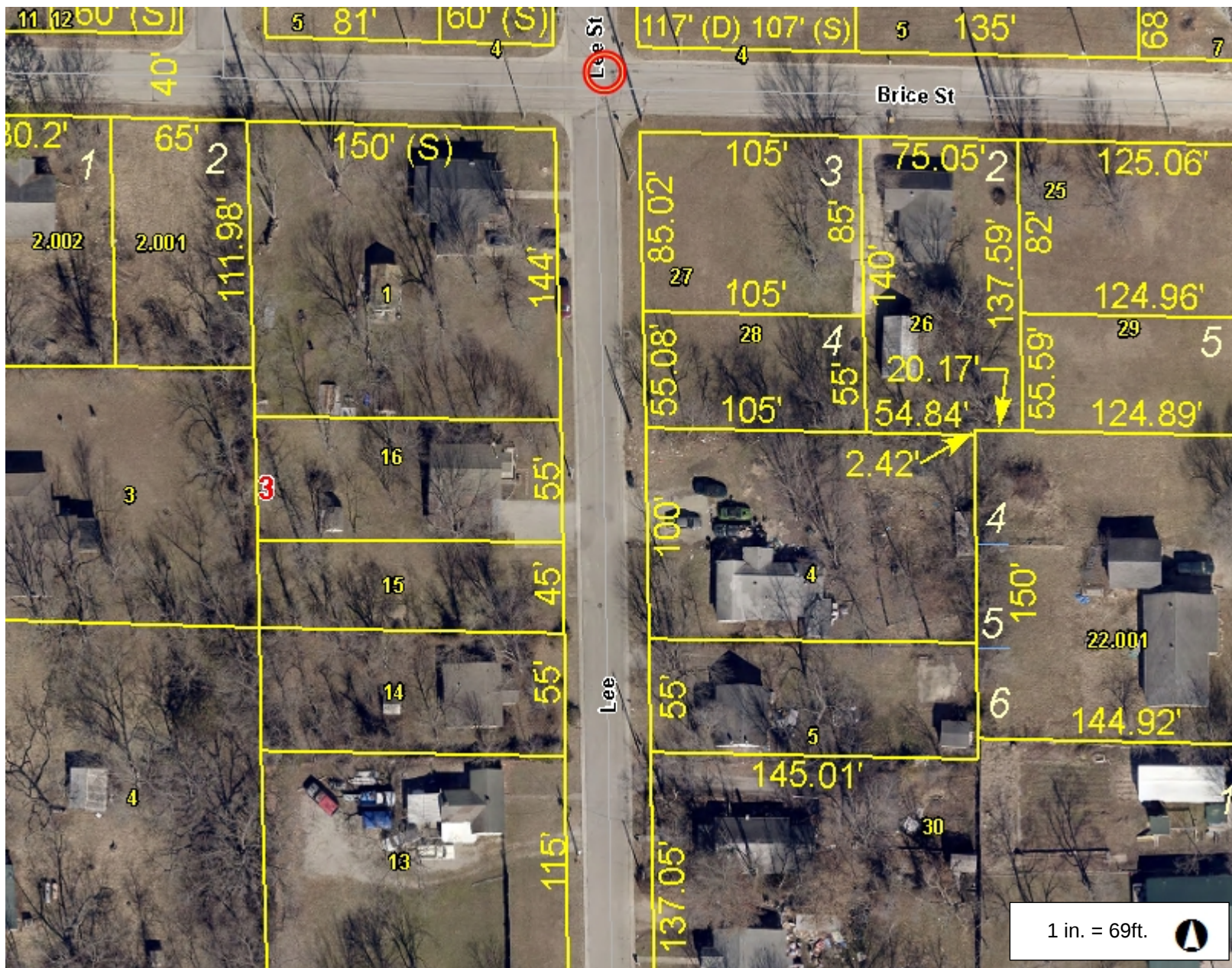
Department: City Clerk

Date:

ATTACHMENTS:

1. 151 & 171 Lee St_GIS Map

Laclede County, MO



Legend

- Road**
- Interstate
 - State Highway
 - Street
- Parcel**
- Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

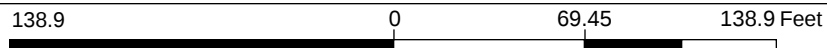
Lot #14,
PN 13-2.0-03-003-006-015.000
Legal: Leb. Acreage 3-34-16 PT
NWSW1/4 50x165 FT
Situs Address: 171 Lee St
Subdivision: Lebanon Acreage

Lot #15,
PN 13-2.0-03-003-006-014.000
Legal: Leb. Acreage 3-34-16 PT
NWSW1/4 50'x150' FT
Situs Address: 151 Lee St
Subdivision: Lebanon Acreage

Owner Travis Trudgeon
25211 Hwy AA, Lebanon

Zoned District: RS-2

Notes



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